

Submitted: May 25, 2006
Approved:

**CITY OF ROCKVILLE
HISTORIC DISTRICT COMMISSION
MINUTES**

Thursday, April 20, 2006
Meeting No. 4-2006
Rockville City Hall

Internet information: www.rockvillemd.gov/government/commissions/hdc/2005/hdcagenda.html

PRESENT

Max van Balgooy, Chair
Andrea Hartranft
Con Hitchcock
Craig Moloney Anita Neal Powell

Staff present: Judy Christensen, Cindy Kebba and Robin Ziek, Preservation Planners

I. WORKSESSION: The worksession included an agenda review and update, including introduction of a Consent Agenda to facilitate HDC reviews. This is the first time the HDC will use a Consent Agenda, although Commissioner Powell noted that many Boards and Commissions are using them, including the Mayor and Council of Rockville.

The business meeting was convened at 7:35 P.M. Chairman van Balgooy opened the meeting and introduced the Commissioners and staff.

II. COMMITTEE / ORGANIZATION REPORTS

A. Peerless Rockville – Judy Christensen presented the report for Peerless Rockville. Two of the talks in Peerless Rockville's 2006 series of educational programs were taped by The Rockville Channel on April 19. "Rockville in the 1950s" and "Modernism in Rockville: the Good, the Bad and the Ugly" will be shown on the Rockville channel during Historic Preservation Month in May. People interested in the subject of Rockville's growth in the period between World War II and the coming of Metro are encourage to contact Peerless Rockville at 301-762-0096. Photographs, memories and researchers are all encouraged.

The IBM building at 50 Monroe will be razed toward the end of the next week. Peerless Rockville will receive some of the distinctive yellow panels and photograph the demolition. Commissioner Hartranft noted some concern that they hadn't supported the proposed designation, but think it's important enough to document prior to demolition.

The 2006 awards for historic preservation will be presented at the Mayor and Council meeting on Monday evening, May 8. Three awards will be presented, plus the Wagman Award for Historic Preservation communication. Guest presenter will be Robert J. Kapsch, engineering historian and past chief of HABS/HAER. The public is invited to a reception at City Hall at 6:00pm, with the awards presentation at 7:00pm.

Eight homes in Rockville's eclectic West End Park neighborhood will be open for the Homes and Hospitality Tour on Saturday, May 13, from 4:00 to 8:00 pm. Elegant Victorians and bold contemporaries are featured on the tour. Guests will enjoy gourmet hors d'oeuvres and desserts from Rockville's finest restaurants, live music, wine and beer, and graceful gardens. Proceeds from the tour benefit the preservation and education work of Peerless Rockville. The cost of \$40 is all-inclusive and tickets are now available at the Red Brick courthouse and on the day of the tour.

For more information on projects and activities see: www.peerlessrockville.org.

B. Lincoln Park Historical Foundation – President Anita Powell reported. She plans to hold a meeting on the Lincoln Park Neighborhood Plan on May 6. The Neighborhood Plan is scheduled for a hearing at the Planning Board on May 10. The LPHF will also attend Maryland's Annual Preservation & Revitalization Conference in Annapolis on May 18 and 19. She will participate in a presentation on African-American Heritage and the Challenges in Historic Schools. For more information see: www.aapc-md.org.

C. Comments- Historic District Commissioners/ Staff Historic District Commission:

Commissioner van Balgooy noted that he and Commissioners Hitchcock and Hartranft attended the comprehensive zoning ordinance revisions update meeting that was held for members of City boards and commissions on March 23. Any questions/comments should be referred to planner Somer Cross. The draft is expected to be completed in June and the formal review process will begin then.

Commissioner van Balgooy said that a work session was held on April 10 with the Mayor and Council and HDC. He said that he still has some concerns about 1) how the historic designation/map amendment process can be streamlined further to be more efficient, and 2) how to avoid de-railing the process at the map amendment authorization stage. Judy Christensen said that the process has already been streamlined as much as possible because we have to follow the steps required by the State of Maryland. She said that the HDC could suggest that the authorization of a map amendment for properties recommended for designation by the HDC be an automatic consent item on the Mayor and Council agenda. She also said that Somer Cross, the planner who is leading the zoning ordinance revisions, may be able to attend the May HDC meeting to discuss options. Commissioner Hartranft said that she is uncomfortable that the process seems to be moving backward with the policy of not always requiring a M&C public hearing.

Commissioner van Balgooy said that the HDC is working toward increasing its efficiency and developed a consent agenda for this meeting. The items that were placed on the consent agenda this month were two Certificate of Approval applications and three tax credit applications. The applicant withdrew a courtesy review for an addition at 108 N. Adams Street. Mr. van Balgooy noted that any item on the consent agenda could be removed by any commissioner or anyone else present so that it could be discussed.

Commissioner Hitchcock asked that the tax credit application for Mr. Sante (item IV. B., HDC2006-00351) be removed from the consent agenda as he had some questions on it.

III. CERTIFICATES OF APPROVAL (CONSENT AGENDA)

A. HDC2006-00347

Applicant: Applicant: John Dufief

Address: 25-33 Wood Lane [non-contributing resources]

Request: Replace existing windows with vinyl-clad windows;
Retroactive request to replace wood railing with vinyl

B. HDC2006-00310B

Applicant: Robert and Barbara Craig

Address: 16 Thomas Street

Request: Provide details for HDC review

IV. MONTGOMERY COUNTY HISTORIC PRESERVATION TAX CREDIT (CONSENT AGENDA)

A. HDC2006-00350

Applicant: Katherine Michaelian

Address: 119 Forest Avenue

Request: Tax credit eligibility determination

B. HDC2006-00351 (Removed from Consent Agenda)

Applicant: Julian Sante

Address: 541 Beall Avenue

Request: Tax credit eligibility determination

C. HDC2006-00352

Applicant: Steve Beck, representing Bell Limited Partnership

Address: 12 S. Adams Street

Request: Tax credit eligibility determination

V. COURTESY REVIEW - WITHDRAWN

A. Applicant: [Contract Purchaser]

Address: 108 N. Adams Street

Request: Rear addition proposed

This review has been withdrawn at the request of the former contract purchaser.

APPROVAL OF CONSENT AGENDA:

MOTION: Commissioner Hitchcock moved to approve consent agenda items III A. HDC2006-00347, applicant John Dufief for 25-33 Wood Lane; III B. HDC2006-00310B, applicants Robert and Barbara Craig for 16 Thomas Street; IV A. HDC2006-00350, applicant Katherine Michaelian for 119 Forest Avenue; and IV C. HDC2006-applicant Steve Beck for 12 S. Adams Street and to adopt the staff recommendations on each. Commissioner Moloney seconded the motion.

VOTE: 5-0

B. HDC2006-00351 (Removed from Consent Agenda)

Applicant: Julian Sante

Address: 541 Beall Avenue

Request: Tax credit eligibility determination

Mr. van Balgooy opened discussion on tax credit application Item IV. B. Commissioner Hitchcock asked staff why only a portion of the requested tax credit was being recommended for approval and what the specifics were on the portion being recommended for denial. Planner Kebba responded that the in-kind roof replacement was eligible for the tax credit but that she had discovered through conversations with the applicant that the balcony railing had been replaced in part with vinyl, which made the work ineligible. The HDC requested that Mr. Sante be asked to submit a retroactive Certificate of Approval application for the railing but agreed that the partial tax credit approval was appropriate.

MOTION: Commissioner Moloney moved to approve tax credit application HDC2006-00351 as recommended in the staff memorandum. Commissioner Hartranft seconded the motion.

VOTE: 5-0

VI. DISCUSSION/UPDATES:

- A. Maryland Historical Trust conference, Annapolis, Maryland, May 18-19. Planner Christensen said that all commissioners were invited to attend the conference, and state grant funds will cover the costs. Staff is presenting two sessions on Friday May 18: "What Fits: Selecting a Method for Neighborhood Preservation" at 8:45 am and "Organizing Effective Community Advisory Groups" at 3:45 pm. In addition, Commissioner Powell will be presenting "Challenges in Historic Schools" on May 18 at 8:45 am. The MHT Awards and Reception will be held Thursday evening from 5:30 to 7:30 and Rockville will be receiving three awards.

Commissioners Hitchcock and Moloney expect to attend the conference on Thursday only and commissioner Powell expects to attend both days. Commissioners Hartranft and van Balgooy will not be able to attend the conference.

Commissioner van Balgooy said that he hopes to attend the National Alliance for Historic Preservation commissions that will be held in Baltimore July 27-30.

Commissioners Powell and Moloney said that they had attended NAHP conferences in the past. Commissioner Powell said that it was very worthwhile.

Planner Christensen noted that the Mayor and Council wanted the staff to follow up on the City survey projects with a letter inviting potentially eligible property owners to consider historic district re-zoning. Staff will include the current designation brochure with the letter.

Discussion of the Mayor's suggestion that the HDC weigh in on the Town Center art proposals: Commissioner Hartranft thought the HDC might advocate for a historic

plaque that provided information about the early Black community here; but the HDC looks different issues than the Cultural Arts group, and this is not the area of focus for the HDC. Design review from a historic preservation point of view is not the same as fine arts.

- B. Prioritization of HDC Workplan FY 2007. This was an outcome of the April 10 worksession with the Mayor and Council. The proposed workplan is below with items that were removed lined out. The HDC believed the plan was too ambitious for the current staff to manage along with performing mandatory regulatory duties and responding to information and requests for evaluation of significance from the Mayor and Council and others. Some items were transferred to different categories. See attached revised 2007 Workplan.
- C. HDC retreat date. May 2006 had been proposed but was too busy with conferences and preservation month activities. August was selected for the retreat.

VIII. MINUTES: Meeting No. 3-06, March 16, 2006

MOTION: Commissioner Moloney approved the minutes of February 16, 2006 as submitted. Commissioner Powell seconded the motion.

VOTE: 4-0 (Commissioner Hartranft abstained)

IX. ADJOURN: The HDC adjourned at 9:30 p.m.

Attachment: FY2007 HDC Workplan revised 04/20/06

REVISED HDC FY2007 WORKPLAN

Revised 04/20/06 by Historic District Commission

Regulatory:

- Hold monthly HDC meetings
- Prepare staff reports and maintain web site/ minutes
- Document decisions and process in Tidemark Advantage
- **Attend one certified workshop or educational event per year to maintain Certified Local Government Status.**

Community Preservation in progress: Anticipated to be done by July 1, 2006, but may carry over.

- Twinbrook Neighborhood Plan History/ Preservation Chapter
- Finish East Rockville National Register Nomination Form (45-50% done)
- House Plaques (Mayor and Council project)- 60% done
- State Preservation Conference in May 2006- Rockville presentations

Anticipated FY2007

Regulatory Projects anticipated in FY2007

- Chestnut Lodge (Lodge conversion to condo, other buildings)
- Rockville Heights Historic District, Fleet Street/Maryland Avenue
- Jerusalem Mt Pleasant U.M. Church expansion

Community Preservation

- Finish King Farm Designation
- **Glenview National Register -added**
- 1945 and under sites for designation wrap up – 600 sites, M&C request
- Significance evaluations (Demos, designations)

Public Education and Outreach:

Site Plaques - Five interpretive plaques

- Rose Hill Farm
- Haiti Cemetery
- Pump House

HDC publication projects:

- Wootton's Mill History Book (60% done)
- Park Brochures (Pump House)

Historic Education/ Public Contact

- Community Meetings (Lincoln Park, East Rockville, Twinbrook, other)
- Rockville Preservation conference or workshop
- HDC Newsletters two newsletters or letters (tax credits reminder, other?)

HDC Administration

- **Prepare HDC handbook and manual**
- Schedule worksessions with Planning Commission, Mayor and Council, Cultural Arts
- Hold HDC Annual retreat in August 2006.